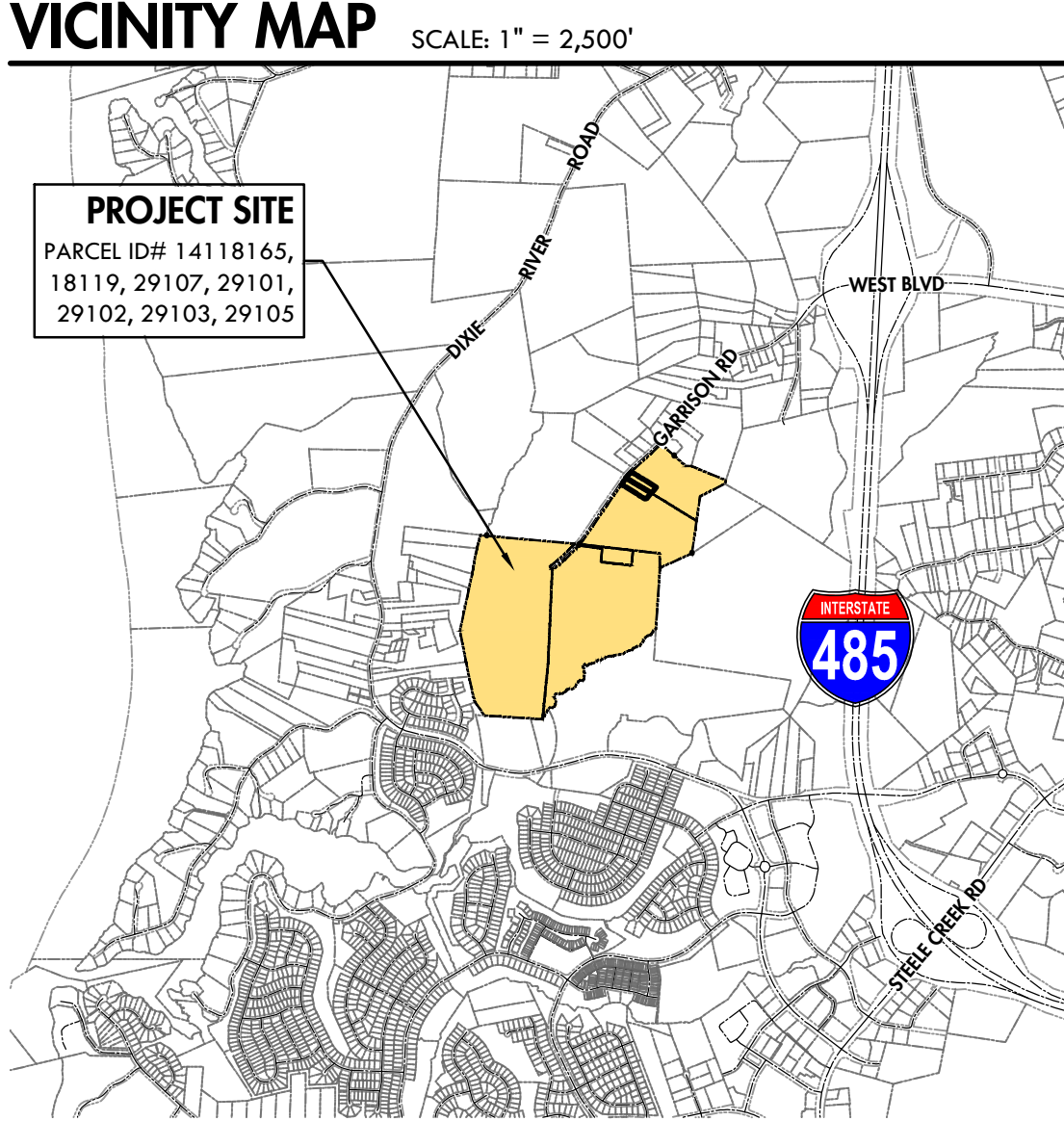


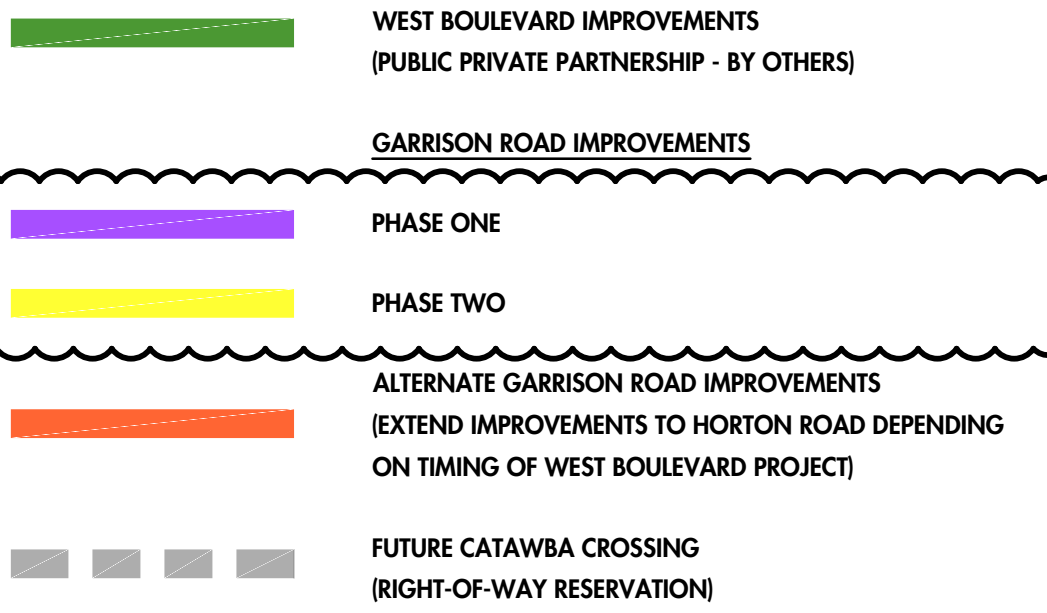
PROPOSED REZONING
EXISTING ZONING: R-3
PROPOSED ZONING: I-1(CD)



SITE DEVELOPMENT TABLE

PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 14118119, 14129107, 14129101, 14129102, 14129103, 14129105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	1,450,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

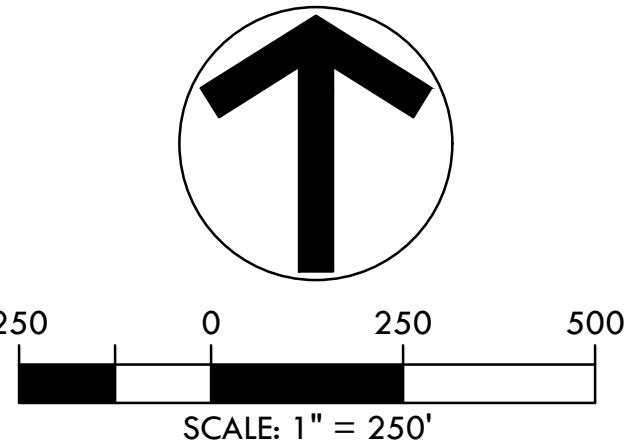
ROAD IMPROVEMENTS



ADJACENT PROPERTY OWNERS

#	PID	LAST NAME	FIRST NAME	DB	DP	SITE ADDRESS
1	14114101	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
2	14114102	RUSHING	JAMES WARREN	18308	943	10428 GARRISON RD
3	14114103	SWANEY	ROBERT LSR	6348	835	10406 GARRISON RD
4	14114104	RUSHING	RONNIE DUCE	28678	312	10408 GARRISON RD
5	14114105	SWANEY	EVA C	29641	693	10308 GARRISON RD
6	14114106	RUSHING	GRADY S L/E	18376	745	10300 GARRISON RD
7	14114110	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
8	14114113	SWANEY	ROBERT LSR	4846	302	10412 GARRISON RD
9	14114114	RUSHING	RONNIE D	5208	798	10502 GARRISON RD
10	14114115	RUSHING	RONNIE DUCE JR	27979	329	10338 GARRISON RD
11	14116102	CROSBY	LACHELLE M	31140	5	7242 DIXIE RIVER RD
12	14116103	SHORT	KYLE	31692	83	7052 DIXIE RIVER RD
13	14116104	WOODARD	HENRIETTA	1604	593	7048 DIXIE RIVER RD
14	14116111	BROWN	CARRIETTA A	31458	779	7006 DIXIE RIVER RD
15	14116114	HALL	LEE	1632	469	DIXIE RIVER RD
16	14116115	POTTS	KERMIT	33946	161	DIXIE RIVER RD
17	14116120	GRIER	BERNIE WALLACE	1154	397	6820 DIXIE RIVER RD
18	14116123	ONSITE HOLDINGS LLC		27099	305	6810 DIXIE RIVER RD
19	14116175	BYRUM JR	ROBERT F	32516	586	7504 CANOVA LN
20	14116176	PETERSON	TAD	32226	384	7428 CANOVA LN
21	14116177	SUMNER	ERIN NICOLE STARNES	31894	350	7412 CANOVA LN
22	14116178	PATIL	SADANAND SANJEEVKUMAR	32659	370	7408 CANOVA LN
23	14116179	BARTLETT	NICOLE L	30628	922	7404 CANOVA LN
24	14116180	FINAN	JEFFREY D	30589	465	9238 LOCH GLEN WY
25	14116183	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	LOCH GLEN WY
26	14116196	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	CANOVA LN
27	14117101	DIXIE RIVER LAND COMPANY LLC		12722	642	6332 DIXIE RIVER RD
28	14117111	MECKLENBURG COUNTY		14350	402	5910 DIXIE RIVER RD
29	14117112	MECKLENBURG COUNTY		14350	408	DIXIE RIVER RD
30	14118101	MECKLENBURG COUNTY		23229	795	GARRISON RD
31	14118102	SL HORTON ROAD LLC		32765	3	10137 HORTON RD
32	14118116	SWANEY	ROBERT L	3328	259	10301 GARRISON RD
33	14118117	SWANEY	ROBERT L	3620	925	10309 GARRISON RD
34	14118118	HIGGINS	SHERI S	27004	414	GARRISON RD
36	14118128	SWANEY	ROBERT L	5744	479	10315 GARRISON RD
38	14128101	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
39	14128102	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
44	14129106	MECKLENBURG COUNTY		24799	269	GARRISON RD

SHADED PARCELS INCLUDED IN REZONING PETITION



OAK
ENGINEERING
4929 MONROE ROAD - CHARLOTTE, NC 28205
NORTH CAROLINA LICENSE #17142
c.oakengineering.com

PE SEAL:
NORTH CAROLINA
PROFESSIONAL
ENGINEER
SEAL
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C. OAK

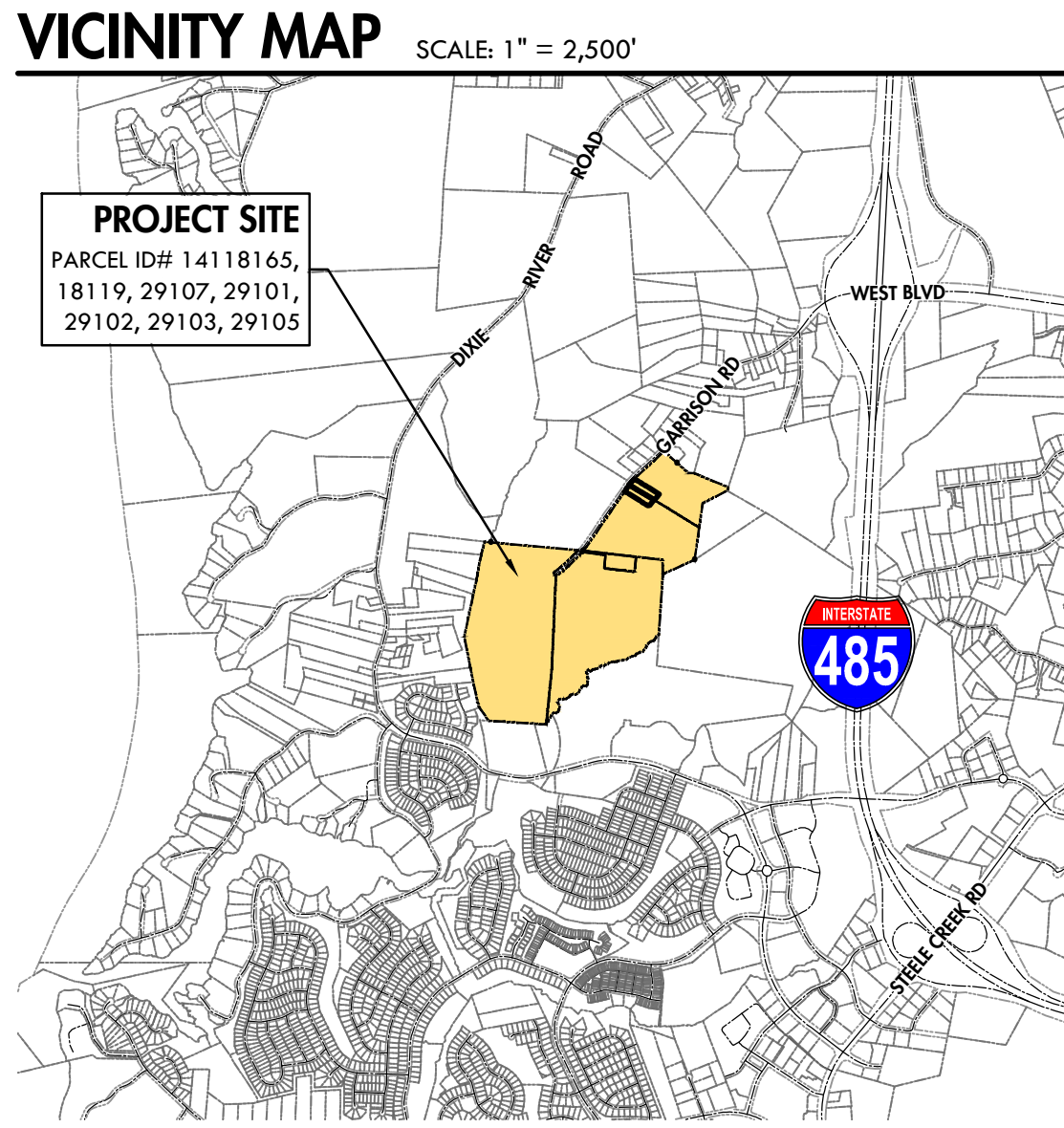
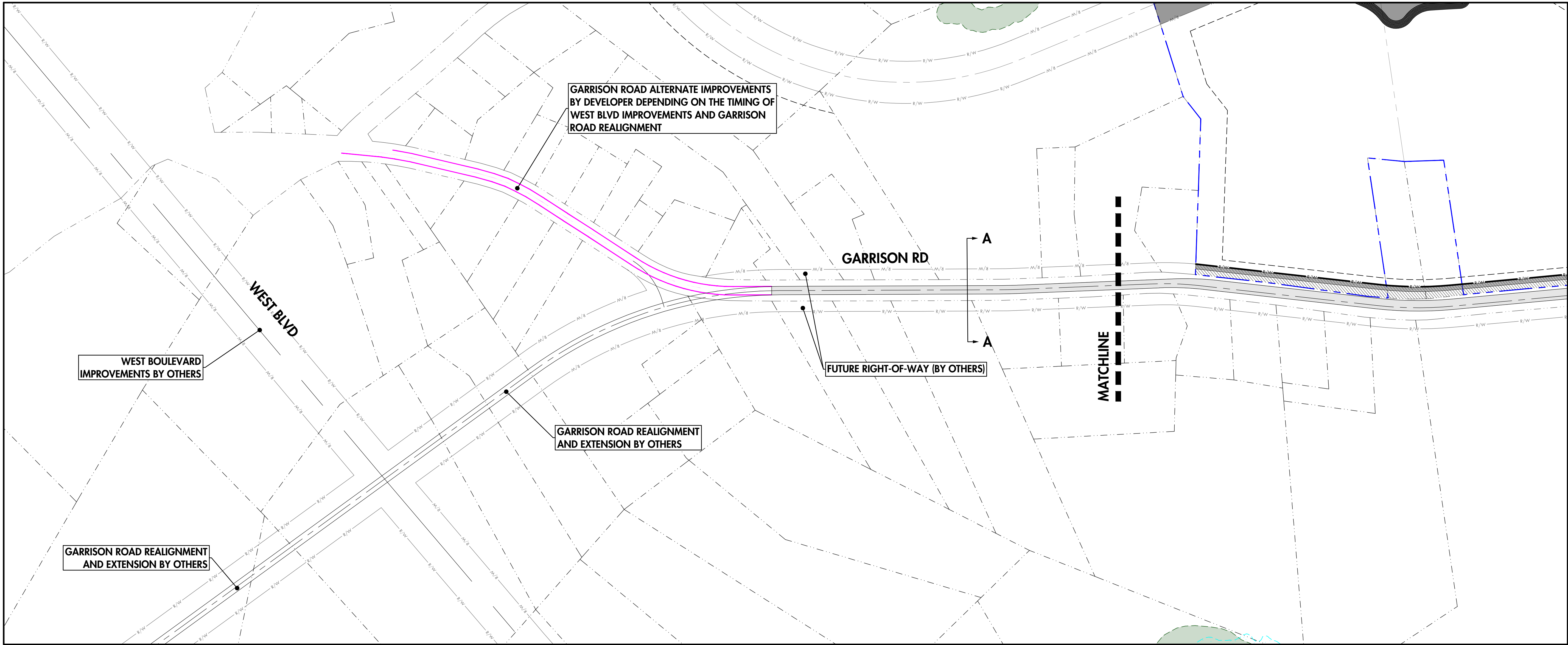
GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY

TECHNICAL DATA SHEET

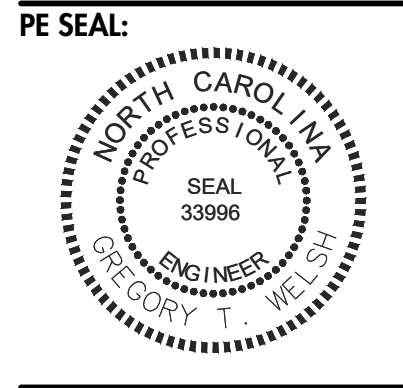
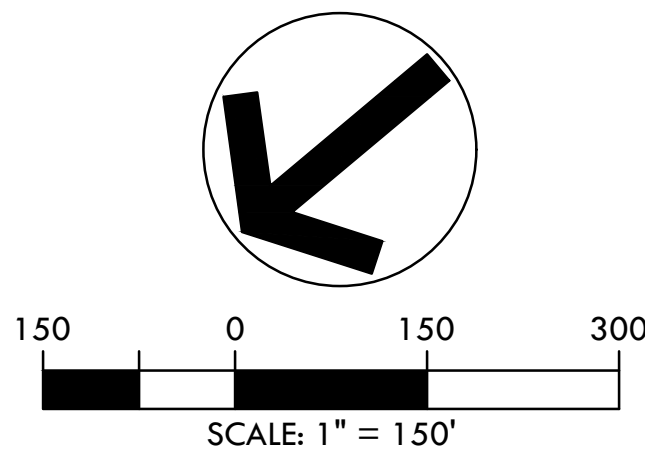
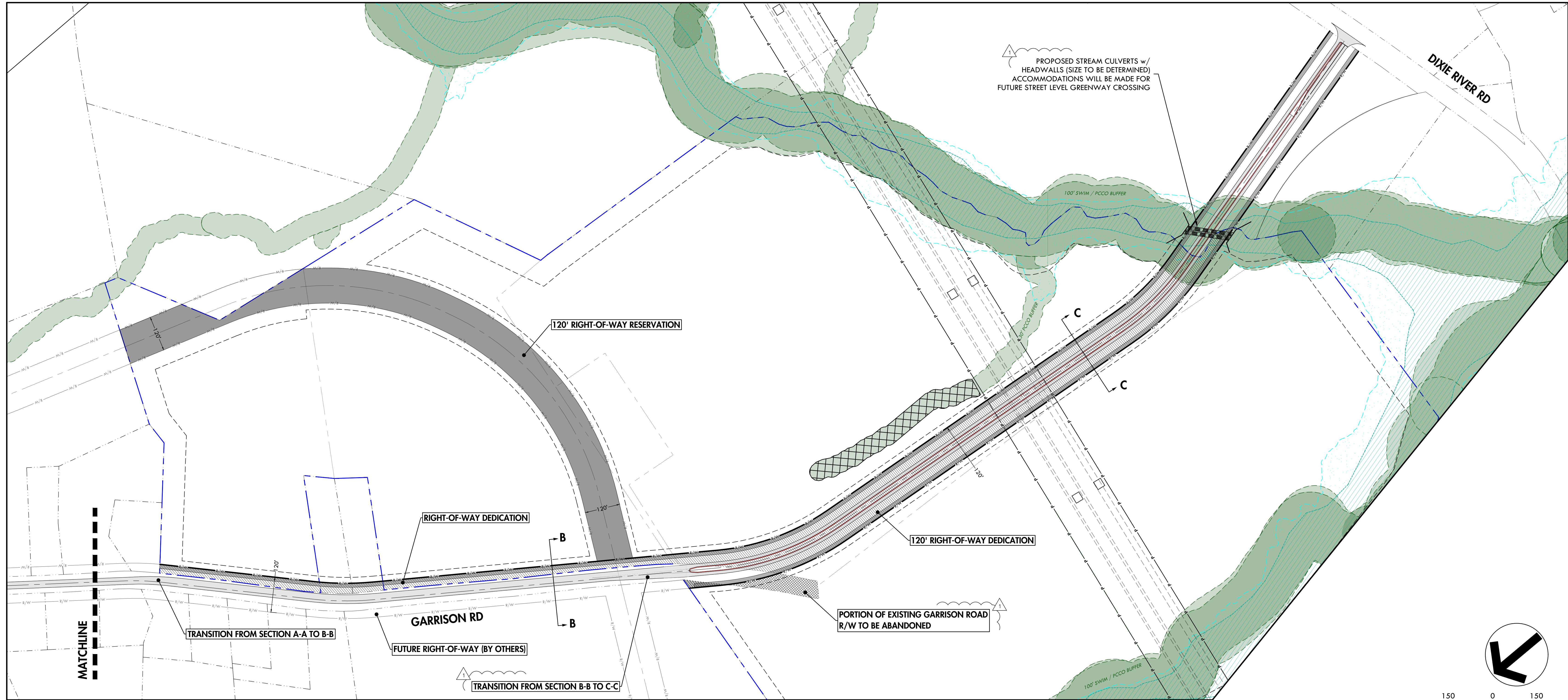
REVISIONS:
1. 5/11/20 - CITY STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJB
PROJECT #: 019.039

SHEET
RZ-1
SHEET 1 OF 5

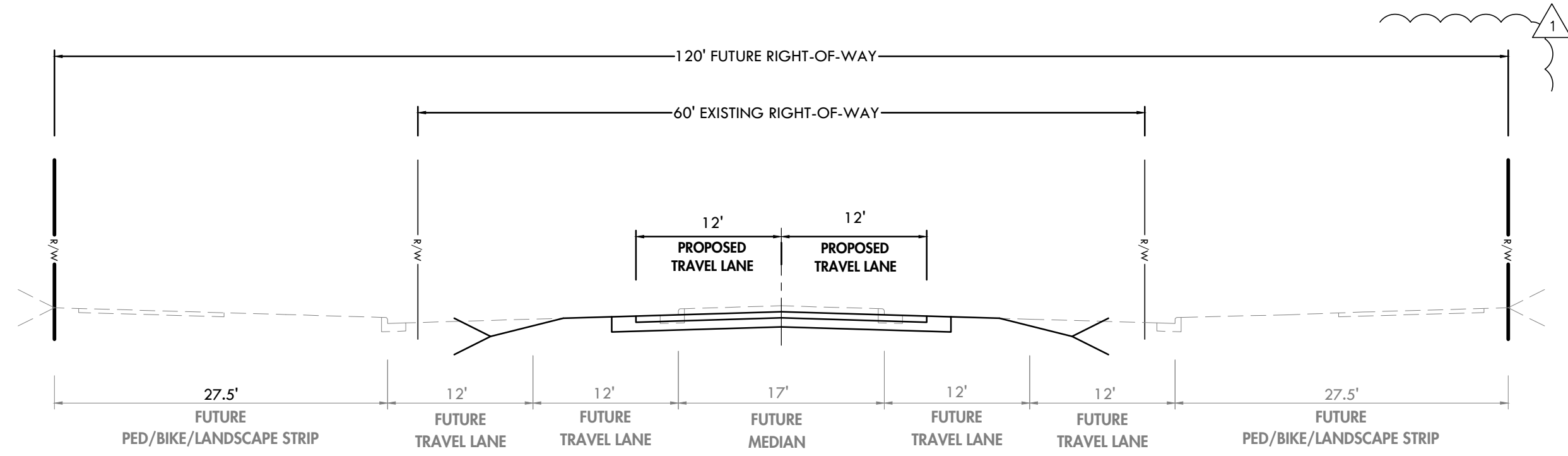


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PETITION NO:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
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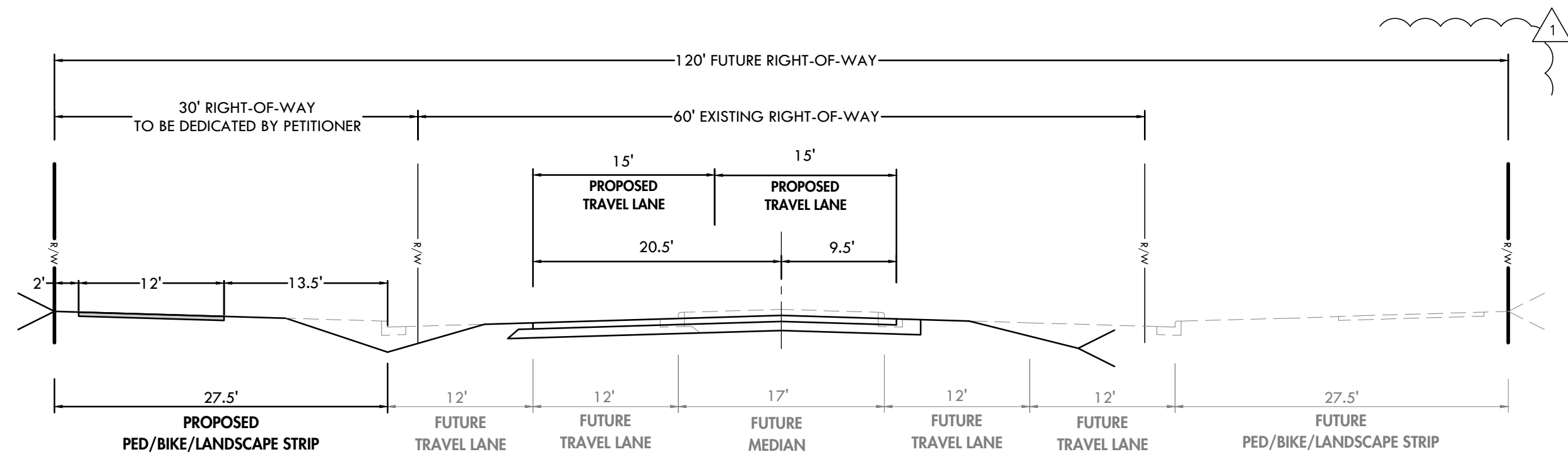


GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY

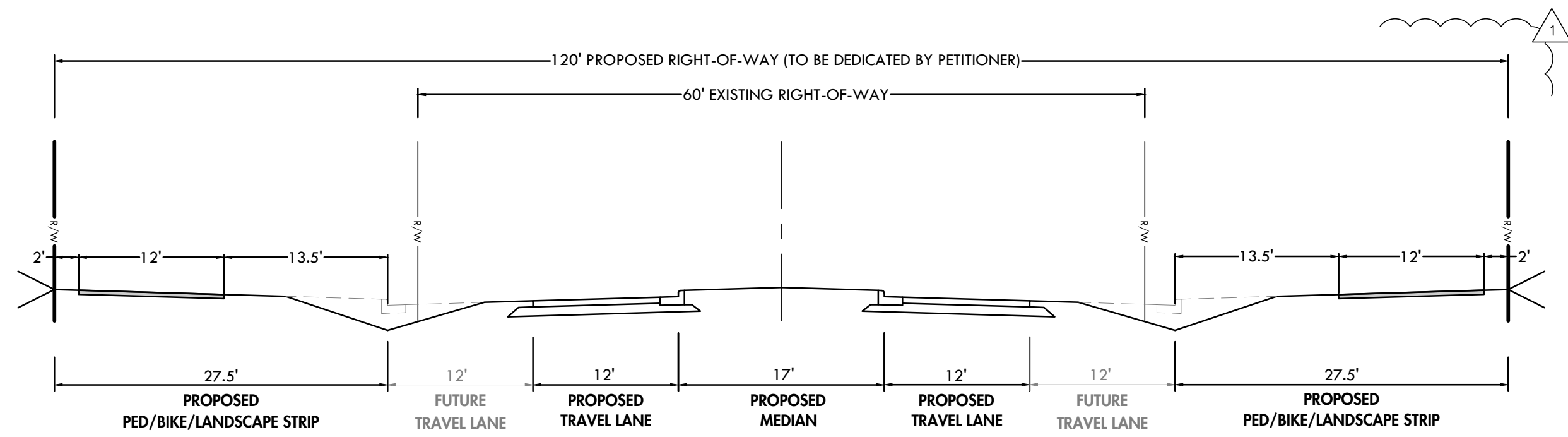
TRANSPORTATION IMPROVEMENT PLAN



SECTION A - A
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION B - B
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION C - C
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



Site Development Data:

--Acreage: ± 153 acres
--Tax Parcel #: 14129102, 14129105, 14118165, 14129101, 14129107, 14118119 and 14129103
--Existing Zoning: R-3
--Proposed Zoning: I-1(CD)
--Existing Uses: Vacant/Residential
--Permitted Uses: Warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described in the Development Standards below).
--Maximum Gross Square feet of Development: Up to 1,450,000 square feet of gross floor area
--Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance for the permitted uses.

1. General Provisions:

a. **Site Location.** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 and any other Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by McCraney Property Company ("Petitioner") to accommodate the development of the requested permitted uses on the approximately 150 acre site located on Garrison Road (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification shall govern all development taking place on the Site.

c. **Graphics and Alterations.** Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, open space, buffers and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Any layouts, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, and the final roadway alignment for the future Garrison Road Extension and Catawba connector have not been finalized, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements.

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Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Planned/Unified Development.** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.

e. **Number of Buildings Principal and Accessory.** Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

2. Permitted Uses, Development Area Limitations:

a. The Site may be developed with up to **1,450,000** square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (open or enclosed).

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3. Transportation Improvements and Access:

a. The transportation improvements, pedestrian improvements and right of way dedication described below in paragraphs 3.a(1), 3.a(2) and 3.a(3) shall be constructed, installed and dedicated by the Petitioner only in the event that a reimbursement agreement is entered into between the Petitioner and the City of Charlotte, pursuant to which the entire costs of such transportation improvements, pedestrian improvements and right of dedication is paid to the Petitioner by the City of Charlotte.

(1) The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan, via extending Garrison and subject to the provisions below; provided that the exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan as long as the overall design intent is not materially altered and requirements described in this Section 3 are met.

(2) Planting strips and sidewalks shall be constructed in accordance with the final construction plans associated with the Extension of Garrison Road. Sidewalks or planting strips associated with the future Catawba Connector will be constructed by others.

(3) The Petitioner shall install the following transportation improvements as generally depicted on the rezoning plan:

- Petitioner shall grant the CDOT a 120-foot road right, generally as shown on the attached rezoning plan.
- Petitioner shall design and construct a 2 lane section, expandable to 4 lanes, in the current Garrison Road right of way connecting to West Boulevard as shown on the attached Rezoning Plan
- Petitioner shall have the option to design and construct a temporary connection to West Boulevard if the Garrison Road improvements that are to be constructed by the developer of the River District are not completed as needed for Petitioner to provide access to the Site prior to issuance of a Certificate of Occupancy
- Petitioner shall design a 4 lane and construct a 2 lane section of Garrison Road connecting Garrison Road to Dixie River.
- Transportation improvements will be phased by the Petitioner to support the build out of the Site.

b. In the event that the reimbursement agreement referenced above in paragraph 3.a is entered into between the City of Charlotte and the Petitioner, the transportation improvements and pedestrian improvements set out in this Section 3 shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.

c. The foregoing public roadway improvements described in Section 3 will be subject to the standards and criteria of CDOT as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site or in connection

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with any development phasing, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable building(s), and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Changes to the above referenced roadway improvements in this Section 3 can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

4. Setbacks, Buffers and Screening.

a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.

b. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to the single-family homes as generally depicted on the Rezoning Plan.

c. A fifty (50) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MUDD-O as generally depicted on the Rezoning Plan.

d. A seventy-five (75) foot Class B Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MX-1 as generally depicted on the Rezoning Plan.

5. Architectural Standards and Design Guidelines.

a. **Building Materials.** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hard-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. **Mechanical Equipment Screening.** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

c. **Dumpster Screening.** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

d. **Pedestrian Entrances.** There shall be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets. All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.

6. Environmental Features:

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a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with Tree Ordinance.

c. Stream Buffers shall comply with the Lower Lake Wylie Watershed Overlay Ordinance.

d. 100' SWIM/PCSO Stream Buffers shall be increased to include 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area will be deferred to the permitting process.

e. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

f. Prior to submission of any civil site plan for development, the developer agrees to survey all identified jurisdictional wetlands and streams within the assemblage. Stream buffers will be accurately shown, measured from the surveyed tops of banks.

g. With regard to temporary sediment basin design, the Petitioner commits to basin sizing on storm events detaining the 2 year storm for five (5) days and the 25 year storm for three (3) days while routing the 50 year storm through the water quality skimmer outlet

h. Additional specific measures to be employed in concert with the increased basin capacity will include that all plans follow the requirements of the Critical and Protected Area Enhanced Erosion Control Measures Checklist, including polyacrylamide (PAM) plans. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount, and frequency of application.

i. The Petitioner shall work with the City Water Quality Administrator or designee to provide increased temporary basin capacity and to implement other erosion control measures based on earthwork cut/fill analysis.

j. Good faith efforts will be made to follow the additional Design and Site Management Considerations included in the Critical and Protected Area Enhanced Erosion Control Measures Checklist.

k. A qualified individual will be dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of surface waters, and activities necessary to ensure the compliance with water quality regulations and rezoning conditions.

5

l. A copy of the EEP easement for the Beaverdam Creek Restoration Project will be provided at the time of construction plan submission and all provisions of the EEP easement will be followed as it pertains to the assemblage.

m. The Petitioner agrees to coordinate Greenway Connectivity to the adjacent Berewick Regional Park with the River District and Mecklenburg County Parks and Recreation.

7. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

6

REVISIONS:
1. 5/11/20 - CITY STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJB
PROJECT #: 019.039

SHEET

RZ-5

SHEET 5 OF 5

GARRISON ROAD INDUSTRIAL

REZONING PETITION NUMBER 2019-173

CHARLOTTE, NORTH CAROLINA

MCCRANEY PROPERTY COMPANY

DEVELOPMENT STANDARDS



PE SEAL:

